



15 Somerset Avenue, Redwood Park

5 2 4

## Expansive Family Entertainer on Quiet Corner Allotment

Auction Location: 15 Somerset Avenue, Redwood Park SA 5097

Having been built with the large family in mind, this expansive home impresses from the moment you step through the front door. With multiple large living spaces, both formal and informal, a large front lounge and dining with access to the rumpus including a built in bar and which steps out to a delightful outdoor entertaining space overlooking the glimmering pool, this is one you will definitely want to hop in to!

Built c.1973, set on a well utilised 700sqm (approx.) allotment and in a quiet but well situated location, this family residence has been well planned out to provide multiple separate areas for both young and old to have their own space but come together when they wish! This one is ready for you to add your own personal touches and enjoy!

What you will love:

- Master bedroom with walk-in robe and ensuite
- Four well-proportioned bedrooms
- Flexibility for study or sixth bedroom
- Central updated kitchen with a ceramic cooktop and an

**FOR SALE**  
\$810,000

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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- abundance of storage
- Open lounge and dining rooms
- Updated main bathroom
- Large rumpus/games room with built in bar area
- Secluded solar heated inground pool
- Double powered garage/workshop and dual length carport
- Ducted evaporative cooling and combustion heating

You're also spoilt for choice when it comes to local shopping and amenities. With the St Agnes and Fairview Green Shopping Centres both a short drive away and Tea Tree Plaza just a little further afield for all your entertainment and specialty stores and access to the O-Bahn. With the Adelaide CBD also only approximately a 25 minute away and near direct access into the Adelaide Hills this home is ideally located!

For public transport, Stop 51 on Riverside Drive just nearby provides transport to TTP Interchange and Stop 52 on Hancock Road provides a direct route to the CBD!

Year Built | 1973

Land Size | 700sqm\*

Zoning | GN - General Neighbourhood//

Local Council | City of Tea Tree Gully

Council Rates | 587.39pq\*

Title | Torrens

Easements | No

Internal Living | 212sqm\*

- These are approximations from available sources.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

Property ID 2CKDGJU  
Property Type House  
House Size 212 m2  
Land Area 700 m2  
Including Study  
Air Conditioning  
Ducted Cooling  
Evaporative Cooling  
Pool  
Dishwasher  
Floorboards  
Workshop  
Built-in-Robes

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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